

ARCHITECTURAL REVIEW BOARD
November 9, 1983

MEMBERS PRESENT: William Lynch
Charlotte Stagner
Lawrence Stamper
Bradley Yount (4)

MEMBER ABSENT: Eldred Melton (1)

There being a quorum, the meeting was called to order by Chairman Lynch.

Following a motion by Mr. Stamper and seconded by Mrs. Stagner, the minutes of the meeting of October 26, 1983 were unanimously approved as submitted.

The first item of business scheduled was a request from the Kentucky Bar Association to have the property at 514 W. Main moved to another location or torn down. A representative of the Bar Association was not present and the board deferred action until the December meeting.

The second item of business was a request from Randy Bacon to paint a permanent sign on a building located at 221-223 W. Broadway. Mr. Bacon was present to explain his request to the board. Mr. Bacon requests to paint the "Tree of Life - Rev 22:2" on his building. Mr. Bacon submitted photos which showed that signs had previously been painted on the building. The Frankfort-Franklin County Zoning District Regulations state that signs painted on buildings in the Central Business zone must receive board approval. Mr. Bacon stated that he would like to open up a Christian gift shop and book store. The size space the sign would occupy would be 18' x 12' height. The board was concerned with the maintenance of the sign and also had concerns about the sign should the business operation cease. Following further discussion, a motion was made by Mrs. Stagner to deny the request for a painted sign. The motion was seconded by Bradley Yount and carried unanimously for denial.

The next item of discussion was from the Kentucky Education Association for the review of design plans for property located at the south east corner of intersection of Fourth & Capital Avenue (Lots 4, 5, 6 & 7). Mr. Granville Coblin, Architect, was present to represent the KEA. Mr. Stamper had questions on the height of the basic platform due to the 510 elevation. Mr. Coblin stated that sometimes the water backs into the sewer. Mr. Coblin stated that the building was on street level and would sit back 40 feet from the street. Mr. Coblin further noted that 510 elevation was one foot above the 1978 flood level. The new building would have approximately 25 employees. The following people in the audience spoke on the KEA building: Steve Gordon of 215 Capital Avenue, felt the building should not overwhelm or detract from the Capital or the Governor's Mansion. Mr. Gordon also felt that the area should be respected as a residential area and the proposed building should not come off as being commercial.

Mr. Gordon further stated that care should be given of the materials selected, for example, native limestone could possibly be utilized. John Gray, President of Historic Frankfort, was present and stated he felt a contemporary design would be better than to try and copy something that was never on that site. Mr. John Hamilton spoke and stated he hated to see the delay of the KEA building. Mr. William Morris of 328 Capital, stated he was glad to see something going on the site and felt there wouldn't be much residential development in the area. Elaine Harrison, KEA member, stated the location had been picked because the building would be close to the legislature and KEA was trying to make an impact on education. Chairman Lynch stated the board was not trying to discourage the Kentucky Education Association but stated the board has a responsibility to see that development is built in harmony to the area. Bradley Yount stated that he felt the plans were not complete to review. Following further discussion, a motion was made by Mr. Stamper to approve the podium area of this proposal (Drawing IA-1, 1A-2, 1S-1, 1S-2, 1S-3). At the time of submission of design development plans, the other aspects will be reviewed by the Board. The motion was seconded by Mr. Lynch. Those voting in favor of the motion were: Mr. Lynch and Mr. Stamper. Mr. Yount voted against the motion and Mrs. Stagner abstained. The motion carried 3-1.

The next item was a request from John C. Hamilton for an awning at 400 Ann Street. Mr. Hamilton stated he had items in his office which were fading due to the sun and the awning would be used for protection. NOTE: MR. LAWRENCE STAMPER LEFT AT THIS POINT. Mr. Hamilton stated he wanted a standard awning in white with red stripes. Following further discussion, a motion was made by Bradley Yount to approve the request with the stipulation that the awning be one color, either antique white or eggshell, and that there be no writing on the awning or no signs attached to it. The motion was seconded by Mrs. Stagner. The motion carried with Mr. Lynch, Mrs. Stagner and Mr. Yount voting in favor of the request.

The final item of discussion was a request from the 718 Shelby Street Partnership, represented by Milton Thompson, for approval of work done at 718 Shelby Street. The work requested for approval was outlined in a staff report submitted by Randy Shipp, Preservation Planner. (a copy is attached for the records). The proposed use of the building is for apartment use and a professional office. The project is being funded by Federal 312 money. Mr. Thompson stated there would be no changes to the front of the building and in the back an old garage would be torn down and a court yard and parking added. These things were approved previously by the Board of Adjustments. Following further discussion, a motion was made by Mrs. Stagner and seconded by Mr. Lynch to approve the proposed plans as submitted. The motion carried unanimously.

A motion was made by Mrs. Stagner and seconded by Bradley Yount to adjourn. The motion carried unanimously by voice vote.


CHAIRMAN

GENERAL

To: Architectural Review Board
 From: Randy Shipp, Preservation Planner
 Case No.: #5 ARB (11/9/83)
 Reference:

APPLICANT: 718 Shelby Street Partnership
 STATUS: Owner
 LOCATION: 718 Shelby
 REQUEST: Exterior Rehabilitation

B. EXISTING CONDITIONS

Zoning: SC

Lot Size:

Adjacent Zoning:

N SC S SC
 E SG W SC

Land Use: Vacant

Adjacent Land Use: N Residential

S Residential E Capitol W Residential

Proposed Use: Residential/Office

C. ANALYSIS

The applicant seeks approval for the exterior rehabilitation of this proeprty. The work items to be considered on this project include the following:

1. The repair and repainting of all existing exterior woodwork.
2. Replacement of broken window panes to match original diminsions.
3. Repair the existing slate roof.
4. Repair the existing retaining wall along the north side of the property.
5. Replace deteriorated sidewalks with new 4 foot concrete walks.
6. Reinforce the rear roof structure for the installation of the HAVC condensers necessary for the building.
7. Change the two rear basement windows into doors for access to the basement spaces.
8. Install a small paved courtyard in the backyard for the tenants use.
9. Remove the existing deteriorated, frame garage and install a paved parking area. This will accomodate 7 spaces and will be landscaped.

The Board must decide if this work is appropriate for this structure. To aid with this determination, the Board should refer to Section 17.082 (Guidelines for) Exterior Remodeling.